

Parkdale Hub

West Block (Block A)

Request for Proposal for Non-Profit Housing Developer

Information Session
May 27, 2025

Land Acknowledgment

The City of Toronto acknowledges that we are on the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. The City also acknowledges that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

Agenda

1. RFP Overview
2. Site Information
3. Development Requirements
4. Making a Proposal
5. Evaluation Process
6. RFP Milestones
7. Q&A

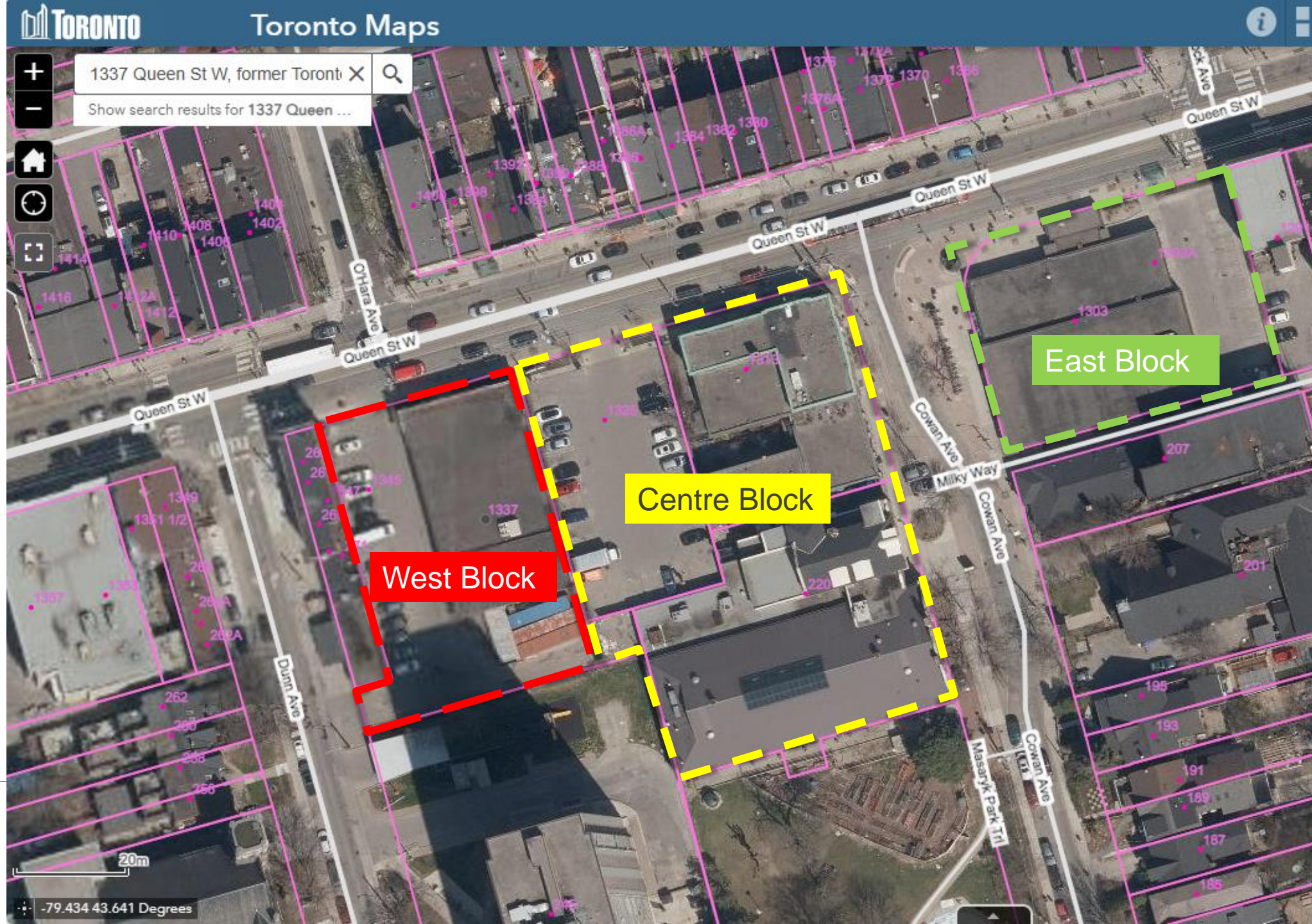
City Divisions

- Housing Secretariat
- Social Development
- City Planning
- Corporate Real Estate Management

City Agencies/Partners

- CreateTO
- Toronto Community Housing Corporation

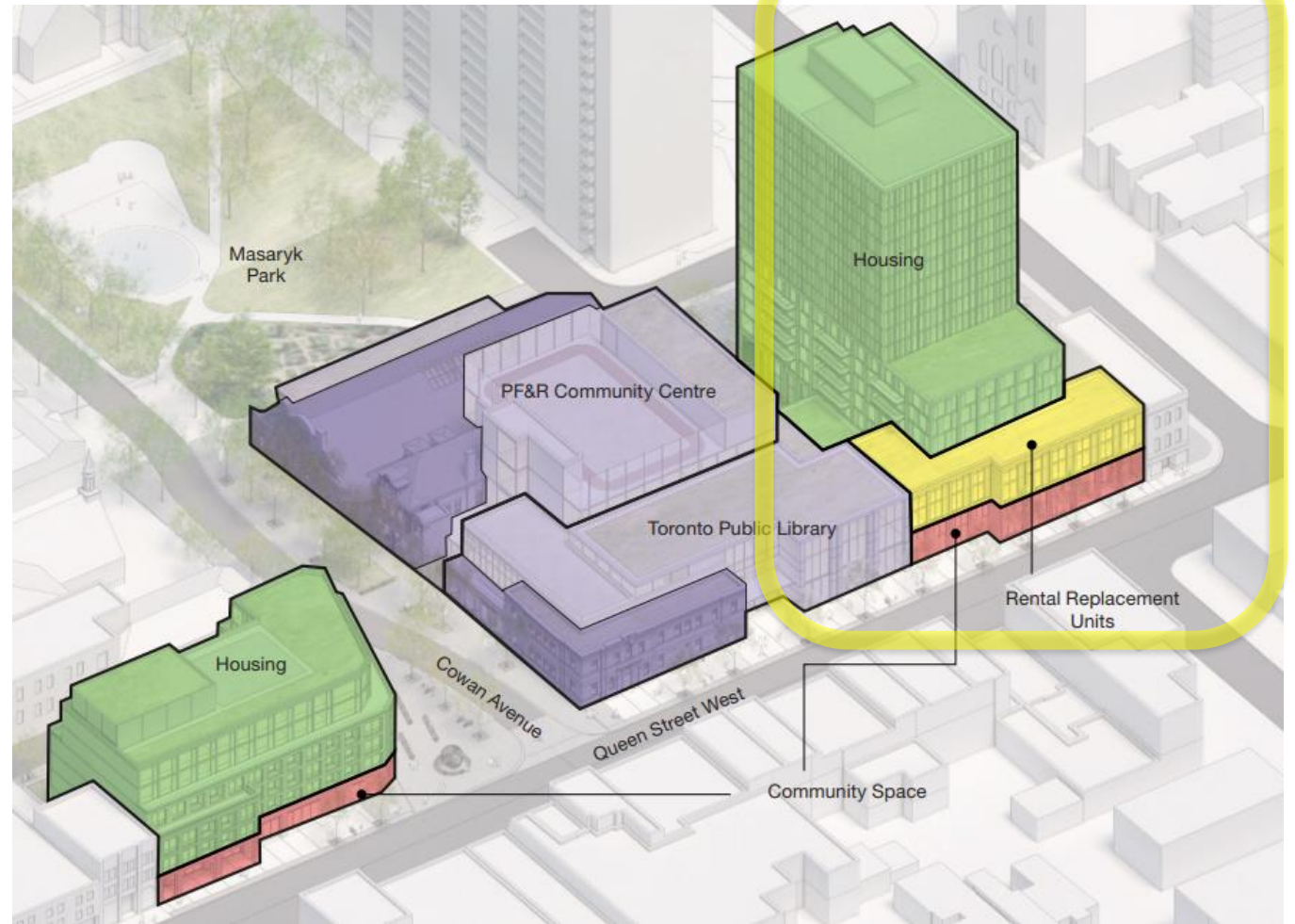
Phased Development



Built Form & Programming

West Block Requirements

- Rental Replacement Units
- Community Space
- Net New Rental Units



West Block RFP Overview

- **Objectives:** long term affordability & community space
- **What the City provides:**
 - ✓ Long term lease
 - ✓ Zoning approval & priority review for Site Plan
 - ✓ City incentives and funding under Rental Housing Supply Program (RHSP)
 - ✓ Community Space capital funding
- **Who should apply:**
 - ☐ Non-Profit Housing Organization, Non-Profit Housing Co-operative, Indigenous Housing Provider (see RFP 1.4 Eligibility)

Site Information

- **West Block** approx. 2,060m²
- Current use by Dollarama and parking operated by Toronto Parking Authority
- Environmental: Certificate of Property Use (est. November 2025)

Property Details

GeoWarehouse Address:
1337 QUEEN ST W
TORONTO
M6K1L8

PIN:	213020043
Land Registry Office:	METROPOLITAN TORONTO (80)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Rental Housing Requirements

- 50% of **net new units** to charge affordable rents (lesser of City's Affordable Rents or Provincial Affordable Rents) by unit type
- Minimum 40 years affordability term
- Rental Housing Supply Program (RHSP) incentives (exemption of planning and building permit fees, property tax exemption) will also apply to Rent-Controlled Units (rents charged maximum 150% AMR)
- Market Units to meet Residential Tenancies Protocol (Schedule E of Key Terms Sheet in Appendix 12), where rent increase by Provincial Guideline plus two percent (2%)
- Market Units to reference Growing Up guidelines

Replacement Unit Requirements

- Nine (9) existing rental units will be replaced in the new building on the West Block as follows:
 - Five (5) one-bedroom units with minimum unit size of at least 68 m²
 - Four (4) two-bedroom units with minimum unit size of at least 81 m²
- The replacement rental units would be located on levels 2 and 3 of the new building on the West Block.
- Tenants of the nine existing rental homes will have the right to occupy a replacement unit.
- The Successful Proponent is expected to work with the City to implement a tenant relocation and assistance plan.

Community Space Requirements

- Construct 23,300 sq ft of Community Space with funding provided by the City of Toronto.
- Community Space will need to be built to the base building standards which will be outlined in the project agreement.
- The Successful Proponent is expected to work with the City in accordance with Community Space Sublease Terms & Conditions.
- Open to having the community space over multiple floors.
- City of Toronto will be responsible for selecting the future tenants of the community space.

Community Economic Benefits Requirements

- Develop a Community Economic Benefits Plan jointly with the City
- Minimum 10% targets for:
 - community benefits hires
 - local procurement
 - supply chain diversity
- [City of Toronto Community Benefits Framework](#) is separate from community benefits charges as defined by the Ontario Planning Act.

Making a Proposal

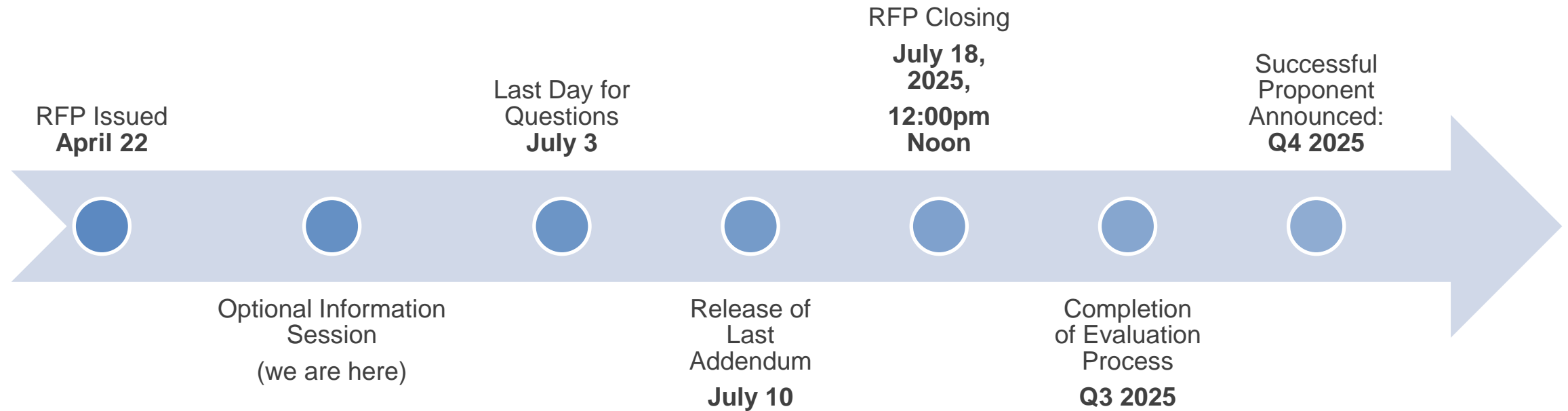
- RFP 5.0 Proposal
- Appendix 5 Submission Checklist
 - ✓ Stage 1 Form (Appendix 3)
 - ✓ Mandatory Submission Form (Appendix 4)
 - ✓ Main Proposal Document
 - ✓ Budget Forms (Appendix 9)
 - ✓ Signed Offer to Lease

Evaluation

- Must score a minimum of 70 points.
- Selection Committee may ask Proponents for clarifications in writing.
- Proponents may be invited to an interview.
- Top scoring Proponents with same scores will enter into second stage evaluation.
- City will enter into an Offer to Lease with the top-ranked “Successful Proponent”

Evaluation Criteria	Points Available	Minimum Points Required
Mandatory Form	Pass / Fail	
Vision and Community Building Capacity	10	5
Development Qualifications	15	10
Management Qualifications	15	10
Corporate Financial Viability; Capital Funding and Financing Plan	20	15
Operating Plan	20	15
Development Plan and Schedule	20	15
Total	100	70

RFP Milestones



Questions?

Contact:

HousingSecretariatRFP@toronto.ca

Appendix: Community Economic Benefits Key Definitions

- **Community Benefits Hires** are defined as people from Indigenous, Black and equity deserving communities that face systemic, institutional, and societal barriers to equitable access and opportunities due to histories of colonization, racism, and discrimination in Canada. Eligibility for Community Benefits Hires includes people who are from the local community and/or Indigenous and/or Black and/or identify with an intersectionality of equity-deserving identities including women, 2SLGBTQ+ communities, youth (16-29), racialized communities, newcomers/recent immigrants (less than 5- years in Canada), persons with a disability including mental health, persons with low income or living in a Neighbourhood Improvement Area postal code, and persons who have been in conflict with the law.
 - **Local Procurement** is purchasing from local businesses – a business operating in, headquartered in, or have facilities that operate within X km radius of the site.
 - **Supply Chain Diversity** is purchasing from diverse suppliers – a business that is at least 51% owned, managed, and controlled by Indigenous, Black, equity-deserving group or a social enterprise.
-